

STATINTL D R A F T (OL/RECD/ [REDACTED] 16 July 1974)

DISCUSSION PAPER

SUBJECT: National Capital Planning Commission (NCPC) Planning Criteria  
Relative to Various Uses of the Langley Federal Land Complex

1. For several years the Defense Intelligence Agency (DIA) has been attempting to justify and construct a new Headquarters Building at several potential locations including Federal land adjacent to the Agency Headquarters compound, Arlington Hall Station, and various other Department of Defense (DOD) sites. Although much effort was exerted to justify the construction of the DIA facility on the Bureau of Public Roads property adjacent to the Agency Headquarters compound, a determination was made to attempt to construct the building at Arlington Hall Station.

2. The DIA proposed construction program at Arlington Hall Station has been actively opposed by Arlington County. Recent information on DIA intended options indicate that DIA is seeking FY 1976 funds for the construction of a building to house 2,200 employees, and that the 32-acre Scattergood-Thorne life estate property to the south of our Langley Headquarters compound is again being considered as a potential site.

3. The Agency has had a continuing interest in the Scattergood-Thorne property as a future expansion site for consolidation of our outlying functions at Langley. In view of the life estate tenure of the property, the estate will not revert to the Federal Government until the death of

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the last remaining owner. In anticipation of such an eventuality, the potential excessing of Department of Transportation (DOT) land to the west, and the need for additional land to provide for desired Agency consolidation at Langley, a Preliminary Master Plan was prepared assuming the utilization of the Scattergood-Thorne property (32 acres), the DOT excessed property assigned to the Agency (44 acres), and presently owned Agency property. The General Services Administration (GSA) and NCPC were informed of our desire and interest in the Scattergood-Thorne property for future consolidation use. Several specific, written requests have been made to GSA to assign this property to CIA.

4. The Preliminary Master Plan was submitted to NCPC in December 1972 and it was approved conceptually with various qualifications including limits on the additional number of employees to be housed [REDACTED] and the additional number of vehicles allowable [REDACTED] consistent with NCPC guidelines for population and traffic planning levels in this Federal employment area. The Preliminary Master Plan envisioned an increase of Agency employees at Headquarters from [REDACTED] due to consolidation. Total Headquarters population including others (GSA, GSI, C&P, DOD, etc.) resulted in a projected increase from [REDACTED] employees. Parking projections envisioned an increase of [REDACTED] positions.

5. The historical role of NCPC in establishing guidelines for Federal buildings in this Langley area have been consistent in their

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conception and application. In 1962 NCPC made a determination that, based upon an extensive traffic study and a desired Federal Employment Plan density in this specific land complex, the Federally owned land consisting of Agency property and Bureau of Public Roads (BPR) property would be limited to the housing of [REDACTED] employees.

6. In 1967 NCPC prepared a Draft Comprehensive Plan of the National Capital Region and an updated Federal Employment Plan which also assumed approximately [REDACTED] employees as the employee density for this area.

NCPC records on Federal employment showed a 1966 Agency figure of

[REDACTED] employees. The Commission recommended "employment ceiling" for

the Agency was [REDACTED] At that time, the Commission had in mind the

further increase in this area of [REDACTED] employees to be divided between

the Bureau of Public Roads and CIA. Although BPR estimated an employee

increase from [REDACTED] for the next 15 years, NCPC projected a 1985

figure of 500 for BPR and an Agency "Ceiling" of [REDACTED] In its 1974

efforts to update planning information for the proposed Comprehensive

Plan of the National Capital Region, NCPC listed Agency employment as

[REDACTED] in 1971, and projected employment of [REDACTED] in 1992 in a document

entitled "Proposed Use of Existing Work Sites and Anticipated Federal

Employment Changes in the National Capital Region, by Major Political Sub-division."

7. NCPC determinations on Regional Planning and related criteria have always been influenced significantly by traffic and the general problems it introduces into planning. NCPC clearly states that present

criteria which limits the amount of parking allowed and employee densities

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is a measure of known and reasonably projectable roadway system upgrading. If major progress is made in the highway program and traffic flow is more successfully upgraded, NCPC guidelines and criteria affecting parking and population could change to higher levels. However, the realities of energy conservation, pollution abatement efforts, and other municipal priorities tend to obviate such implementation.

8. In retrospect, the previous efforts of DIA to obtain BPR land at Langley were unsuccessful essentially due to our presence and known need to expand and the NCPC limiting planning criteria discussed above. During our discussions with NCPC representatives concerning our desires to acquire neighboring land, our consolidation master planning, and DIA desires to relocate to Langley, informal NCPC opinions and comments indicated that another large agency could not be supported in the Headquarters environs by the present access road network. Although NCPC has taken this position, it had indicated to DIA in 1968 that it would not object to increased personnel (over the [REDACTED] appearing above) pro- STATINTL vided the necessary road networks are developed. Such discussions revealed that both NCPC and Congressional Committee members, who were considering the DOD request for construction money, felt the best answer for DIA was to build at Arlington Hall. As a gesture to Arlington County, which objected strongly to the use of Arlington Hall for the DIA Building, DOD had been told to research all other possible sites. This research included the BPR land. It is understood that the Commission had reacted negatively to this inquiry.

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9. In view of the above facts, criteria, and planning history, various factors appear to weigh against DIA justification or acquisition of the 32-acre Scattergood-Thorne Tract for their proposed New Headquarters Building site and they are as follows:

a. The total acreage of this Langley Federal land complex upon which Federal facilities can be constructed to house [REDACTED] to STATINTL  
STATINTL [REDACTED] employees in compliance with the longstanding guidelines of the NCPC Comprehensive Plan and the Federal Employment Plan has been reduced by slightly more than one-half (235 acres for use as a national parkland). The eventual reversion of the 32-acre Scattergood-Thorne Tract to the Government for Federal use could not logically support or justify employee increases above the  
STATINTL presently planned [REDACTED] in view of such large-scale reduced availability of land.

b. Major highway and roadway system upgrading necessary to accommodate acceptable traffic flow levels to suit both CIA, DIA, local community needs, and NCPC guidelines are presently long-range concepts at best, and it is questionable that an adequate highway system within practical cost limits could be designed and constructed to satisfy this four-pronged need in the foreseeable future.

c. Realistic planning logic rules against precluding the expansion potential of an Agency facility in place in favor of such scarce land use for another agency facility which has other present

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and future expansion options available at other sites with the inherent maximum benefits to be derived by the total Federal establishment.

d. The Agency has documented its interest, need, and future objectives pertaining to consolidation, land acquisition, and total land use requirements with both GSA and NCPC. A Preliminary Master Plan quantifying our requirement and delineating a conceptual scheme of building and land use has been accepted and endorsed by NCPC. An environmental description supporting a determination of no environmental impact has been prepared, documented, and submitted to the proper authorities.

e. Federal energy conservation measures and environmental pollution abatement considerations will challenge increased traffic trends in order to combat air pollution and reduce gas consumption.

f. The explosive sensitivity of public reference to the proposed use of the Scattergood-Thorne property while the last survivor is still alive has destructive publicity flap potential with which neither representatives of the Congressional Committees, DOD, NCPC, or GSA would venture to become involved. Accordingly, it is doubtful whether a major project construction decision of this kind would be made on the unknown timing and availability of this land.

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STATINTL OL/RECD/ [REDACTED] bjh/3017

## ROUTING AND RECORD SHEET

SUBJECT: (Optional)

**National Capital Planning Commission (NCP) Planning Criteria Relative  
To Various Uses of the Langley Federal Land Complex**

FROM:

**Deputy Chief, Real Estate and  
Construction Division, OL  
906 Ames**

EXTENSION

NO.

DATE

**3017**

**16 July 1974**

TO: (Officer designation, room number, and building)

DATE

OFFICER'S  
INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

RECEIVED

FORWARDED

1. **C/RECD/OL  
906 Ames**

2. **Director of Logistics  
1206 Ames**

3. **A-DD/MES  
7D26 Hqqs.**

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3. Per your request, the attached draft discussion paper has been prepared as a suggested base for your impending response to the DCI on the referenced subject matter. The paper discusses the background of CIA, NCP, and DIA planning involvement in the Langley Federal Complex, elaborates upon NCP planning criteria for the area, and submits conclusions and comments concerning the CIA/DIA posture in this area relative to the various factors and influences impacting upon the future utilization of this land.

Copies of several key memorandums, charts, and data sheets pertaining to previous thinking in this area have also been attached for your information and reference. Information most pertinent to this effort is indicated by red markings.

Approved For Release 2001/04/05 : CIA-RDP86-01019R000200110006-6